126.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	939,500 / 939,500
					USE VALUE:	939,500 / 939,500
					ASSESSED:	939,500 / 939,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAU WALTER F Y--ETAL	
Owner 2:	TIEDEMAN NANCY N/TRUSTEES	
Owner 3:		
Street 1:	46 BAILEY ROAD	
Street 2:	MAU REALTY TRUST	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,713 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7713.000	353,200		586,300	939,500
Total Card	0.177	353,200		586,300	939,500
Total Parcel	0.177	353,200		586,300	939,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.50 | /Parcel: 474.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81397

GIS Ref

GIS Ref

Insp Date 04/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0007-0006.0

!9790!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,200	0	7,713.	586,300	939,500	939,500	Year End Roll	12/18/2019
2019	101	FV	280,100	0	7,713.	618,800	898,900	898,900	Year End Roll	1/3/2019
2018	101	FV	280,700	0	7,713.	456,000	736,700	736,700	Year End Roll	12/20/2017
2017	101	FV	280,700	0	7,713.	436,400	717,100	717,100	Year End Roll	1/3/2017
2016	101	FV	280,700	0	7,713.	403,900	684,600	684,600	Year End	1/4/2016
2015	101	FV	273,800	0	7,713.	338,700	612,500	612,500	Year End Roll	12/11/2014
2014	101	FV	273,800	0	7,713.	330,900	604,700	604,700	Year End Roll	12/16/2013
2013	101	FV	273,800	0	7,713.	315,300	589,100	589,100		12/13/2012

PRINT

Date	Time
12/11/20	00:12:25

LAST REV

Date	Time
05/03/18	11:23:38
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9790

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAU WALTER/ETAL	27208-429		4/14/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	81397
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2010	2048	Re-Roof	6,500					GUTTERS/FASCIA
11/10/2005	1049	New Wind	15,000			G7	GR FY07	28 NEW WNDWS
12/12/1993	509	Addition	33,500					12X12 ADD 12X12 WD

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2018	Inspected	BS	Barbara S
4/13/2018	MEAS&NOTICE	CC	Chris C
11/18/2008	Meas/Inspect	189	PATRIOT
4/24/2000	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT
10/18/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7713		Sq. Ft.	Site		0	90.	0.84	10									586,254						586,300	

Total AC/HA: 0.17707 | Total SF/SM: 7713 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 586,254 | Spl Credit | Total: 586,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18030298
Const Adj.:	0.99989998
Adj $ / SQ:	147.523
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479914
Depreciation:	126697
Depreciated Total:	353216

COMMENTS

sink in BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

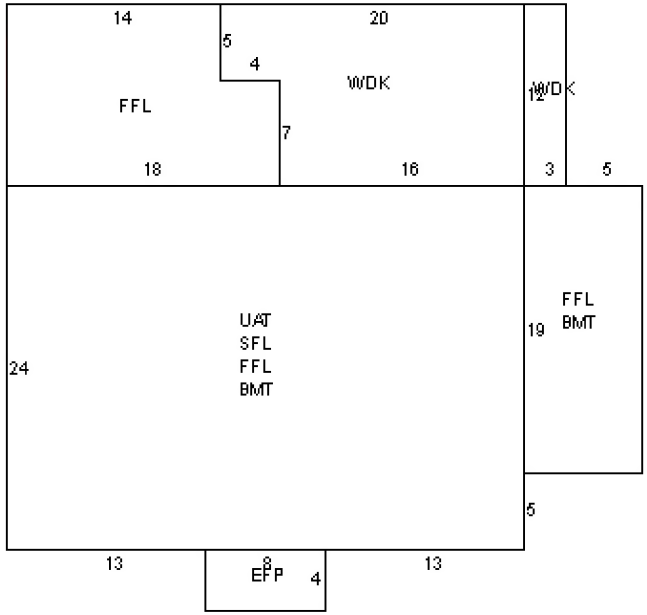
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.28
Special Features:	0	Val/Su Net:	102.91
Final Total:	353200	Val/Su SzAd	178.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	147.520	171,717
BMT	Basement	968	44.260	42,841
SFL	Second Floor	816	147.520	120,379
WDK	Deck	248	10.030	2,488
UAT	Upper Attic	204	59.010	12,038
EFP	Enclos Porch	32	72.590	2,323

Net Sketched Area:	3,432			Total:	351,786
Size Ad	1980	Gross Are	4044	FinArea	1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	